

**CITY OF WEST CARROLLTON
PLANNING COMMISSION
WEST CARROLLTON, OHIO**

RESOLUTION: **S-25-2, APPROVING AN APPLICATION TO SUBDIVIDE 0.6878 ACRES FROM CITY LOT NO. 4170 (414 WILSON PARK DRIVE) AND MERGE THE REMAINING 1.2832 ACRES WITH ADJACENT CITY LOT NO. 3569 (434 WILSON PARK DRIVE), RESULTING IN A NEW 5.3864 ACRE LOT. THE PROPOSAL WOULD ALSO DEDICATE 0.2126 ACRES OF RIGHT-OF-WAY ALONG WILSON PARK DRIVE.**

WHEREAS, on September 17, 2025 an application was submitted by Bethel Baptist Church, 434 Wilson Park Drive, West Carrollton, OH 45449, requesting approval of an application to subdivide 0.6878 acres from City Lot No. 4170 (414 Wilson Park Drive) and merge the remaining 1.2832 acres with adjacent City Lot No. 3569 (434 Wilson Park Drive) resulting in a new 5.3864 acre lot, as well as the dedication of 0.2126 acres of right-of-way along Wilson Park Drive; and

WHEREAS, a Notice of Public Meeting regarding this application was mailed on October 10, 2025 to all abutting property owners within 200 feet of this project; and

WHEREAS, the application materials were posted on the City website; and

WHEREAS, a sign regarding this matter was placed in a conspicuous location on the property; and

WHEREAS, this application was considered at an open public meeting on October 16, 2025 by the West Carrollton Planning Commission; and

WHEREAS, Chapter 152: Subdivision Code of the Code of Ordinances authorizes the Planning Commission to administer the City's subdivision regulations and to render final decisions on applications to subdivide land within the city.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WEST CARROLLTON, OHIO, AS FOLLOWS:

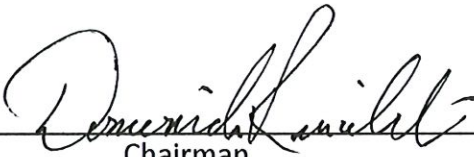
SECTION I. That the Planning Commission finds that pursuant to case S-25-2 the request for approval of an application to subdivide 0.6878 acres from City Lot No. 4170 (414 Wilson Park Drive) and merge the remaining 1.2832 acres with adjacent City Lot No. 3569 (434 Wilson Park Drive) resulting in a new 5.3864 acre lot, as well as the dedication of 0.2126 acres of right-of-way along Wilson Park Drive, meets the requirements of Chapter 152: Subdivision Code of the Code of Ordinances, subject to the conditions in Section II.

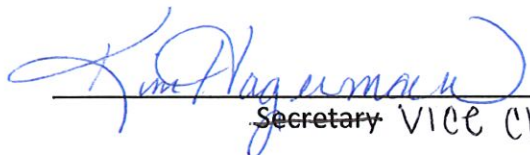
SECTION II. That pursuant to case S-25-2 the request for approval of an application to subdivide 0.6878 acres from City Lot No. 4170 (414 Wilson Park Drive) and merge the remaining 1.2832 acres with adjacent City Lot No. 3569 (434 Wilson Park Drive) resulting

in a new 5.3864 acre lot, as well as the dedication of 0.2126 acres of right-of-way along Wilson Park Drive, be approved with the following conditions:

1. The city signature block shall be changed from city staff to "Authorized Signature" prior to release for recording.
2. All easements provided for public services or utilities shall be illustrated on the plat and described as to purpose prior to release for recording. Acknowledgement of the owner or owners to the plat and restrictions, including dedications to the public use of all streets, alleys, parks, or other open spaces shown thereon and the granting of the required easements, shall be indicated by the following statement on the plat: "Easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of water, gas, sewer, electric, telephone or other utilities or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for providing of ingress and egress to the property for said purposes, and are to be maintained as such forever".
3. After approval, the final mylar shall be provided to the city for signatures and filing with the county recorder within 60 days of approval.
4. After recording, a mylar of the recorded plat as well as a digital format file in AutoCAD or .dxf format shall be returned to the city within 30 days after recording.
5. Any disputes over conditions outlined in this resolution shall be subject to final determination by the Planning Commission.

PASSED this 16th day of October, 2025.


Chairman


Secretary VICE Chair